

City of Dublin Planning and Zoning Commission

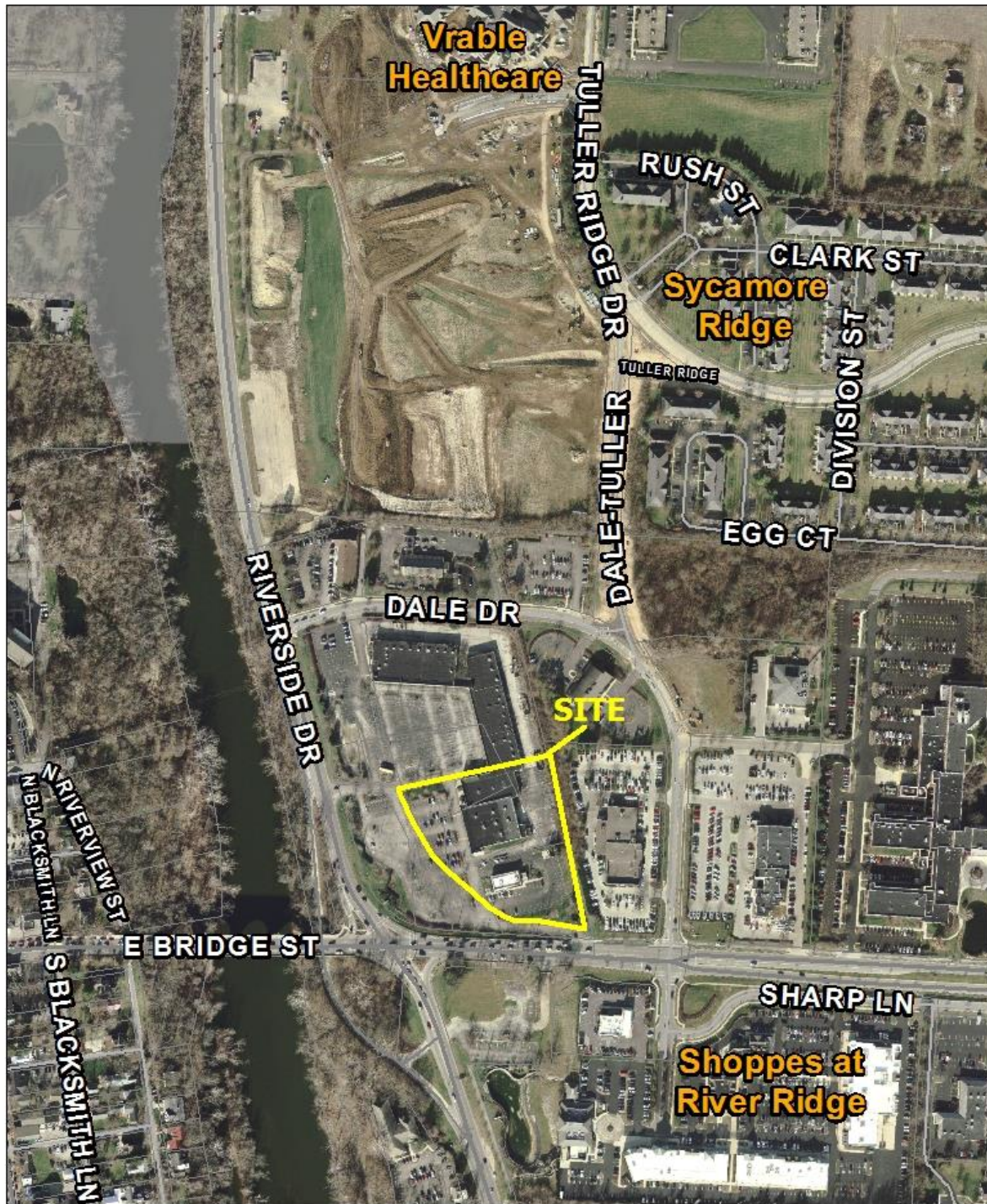
Planning Report

Thursday, January 7, 2016

Bridge Park, Block A – Preliminary and Final Plat

Case Summary

Agenda Item	4
Case Number	15-117PP/FP
Site Location	Northeast corner of the Riverside Drive and W. Dublin Granville Road intersection.
Proposal	The subdivision of approximately 3.75 acres into four lots, two reserves and associated easements for the future development of a hotel, parking garage, office building and events center as part of the Bridge Park Development.
Request	Review and recommendation of approval to City Council for a Preliminary and Final Plat in accordance with the Subdivision Regulations.
Owner/Applicant	BPACQ, LLC. Represented by Nelson Yoder, Crawford Hoying Development Partners.
Case Manager	Marie Downie, Planner I 614-410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Preliminary and Final Plat with 2 Conditions</u> This proposal complies with the plat review criteria and approval of this request is recommended with two conditions. <ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.



15-117PP/FP
Preliminary Plat/Final Plat
Dublin Plaza
Riverside Drive & W. Dublin-Granville Road

0 150 300
Feet



Facts	
Site Area	Approximately 3.454 acres located at the northeast corner of the Riverside Drive and W. Dublin Granville Road intersection.
Zoning	BSD-SRN: BSD Scioto River Neighborhood
Surrounding Zoning	North: BSD-SRN: BSD Scioto River Neighborhood South: BSD-C: BSD Commercial and CC: Community Commercial East: BSD-SRN: BSD Scioto River Neighborhood West: BSD-P: BSD Public and Riverside Drive
Site Features	The site was previously approved for a Mass Excavation and demolition to prepare the site for future development. The site is currently vacant and the excavation of the site is in progress.
Background	<p>December 7, 2015 City Council approval of a revised Basic Development Plan and a Basic Site Plan. Council recommendation of PZC as the required reviewing body for the subsequent applications.</p> <p>November 5, 2015 Mass Excavation permit for Block A is approved.</p> <p>October 29, 2015 ART approval of the Mass Excavation of the site.</p> <p>March 9, 2015 City Council approval of a Preliminary Plat.</p> <p>January 20, 2015 City Council approval of a Basic Development Plan.</p>

Details	Preliminary/Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.
Plat Overview	The plat is proposing four new lots, including a reserve for a shared access drive, on 3.454 acres. The lots are numbered 5 through 8 to provide continuation from the previously approved plats for B and C Blocks. The site is generally located at the northeast corner of the Riverside Drive and West Dublin Granville Road intersection. The lots will be accessed from a private drive 'Longshore Loop' located within proposed Reserve A that will be privately owned and maintained.

Details	Preliminary/Final Plat
Plat Overview	<p>'Mooney Way' is proposed along the east side lots 7 and 8 but is located on property owned by Acura and will require a separate easement agreement.</p>
Plat Details	<p>Lot 5 is proposed to be 0.65-acre, located south of Banker Drive and east of Riverside Drive. The Lot will accommodate a proposed hotel within the development.</p> <p>Lot 6 is proposed to be 0.58-acre and is immediately adjacent to Lot 5. The Lot fronts on Riverside Drive to the southeast and the proposed reserve for the private Longshore Loop is to the north. This lot is to accommodate a proposed conference center.</p> <p>Lot 7 is proposed to be 0.77-acre and fronts on W. Dublin Granville Road to the northeast and will accommodate a proposed office building. The title sheet for the preliminary plat mislabels this existing right-of-way as Bridge Street, which will need to be updated prior to City Council. Mooney Way, a private drive, is the eastern boundary of this lot.</p> <p>Lot 8 is proposed to be 0.98-acre with Mooney Way, Longshore Loop and Banker Drive as the site boundaries. This is the site of a proposed parking garage.</p> <p>This plat will also facilitate the transfer of a small amount of excess City of Dublin owned land that is not needed for the construction of the future roundabout at State Route 161 and Riverside Drive.</p>
Streets	<p>The site is generally located at the northeast corner of the Riverside Drive and West Dublin Granville Road intersection. The lots will be accessed from a private drive 'Longshore Loop' located within proposed Reserve A, which will be privately owned and maintained. The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.</p> <p>'Mooney Way' is proposed along the north side of the lots. This area will also obtain access from State Route 161 via a right-in right-out access drive that will be placed partially in an offsite access easement.</p> <p>Staff requested the applicant provide street names to differentiate the public streets and private drives and the applicant has proposed appropriate names. Street sections, as required by Code, are appropriately included in the plat for all proposed drives.</p>
Open Space	<p>Final details regarding open space will be identified with the Site Plan. No open space dedication is included with the plat.</p>
Stormwater Management	<p>Stormwater management for the project is proposed to be incorporated as amenities within the pocket parks in the middle of both blocks. The</p>

Details	Preliminary/Final Plat
	applicant will need to work with Engineering to ensure the plat notes for the stormwater easements are appropriately written.

Analysis	Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
<i>1) Plat Information and Construction Requirements</i> Conditions 1 & 2	Criterion met with conditions: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review. The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.
<i>2) Street, Sidewalk, and Bikepath Standards</i>	Criterion met: All necessary easements have been provided as part of the proposed plat.
<i>3) Utilities</i>	Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.
<i>4) Open Space Requirements</i>	Criterion met: No open space dedication is required with this application.

Recommendation	Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with two condition.
Conditions	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal. 2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary. The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.